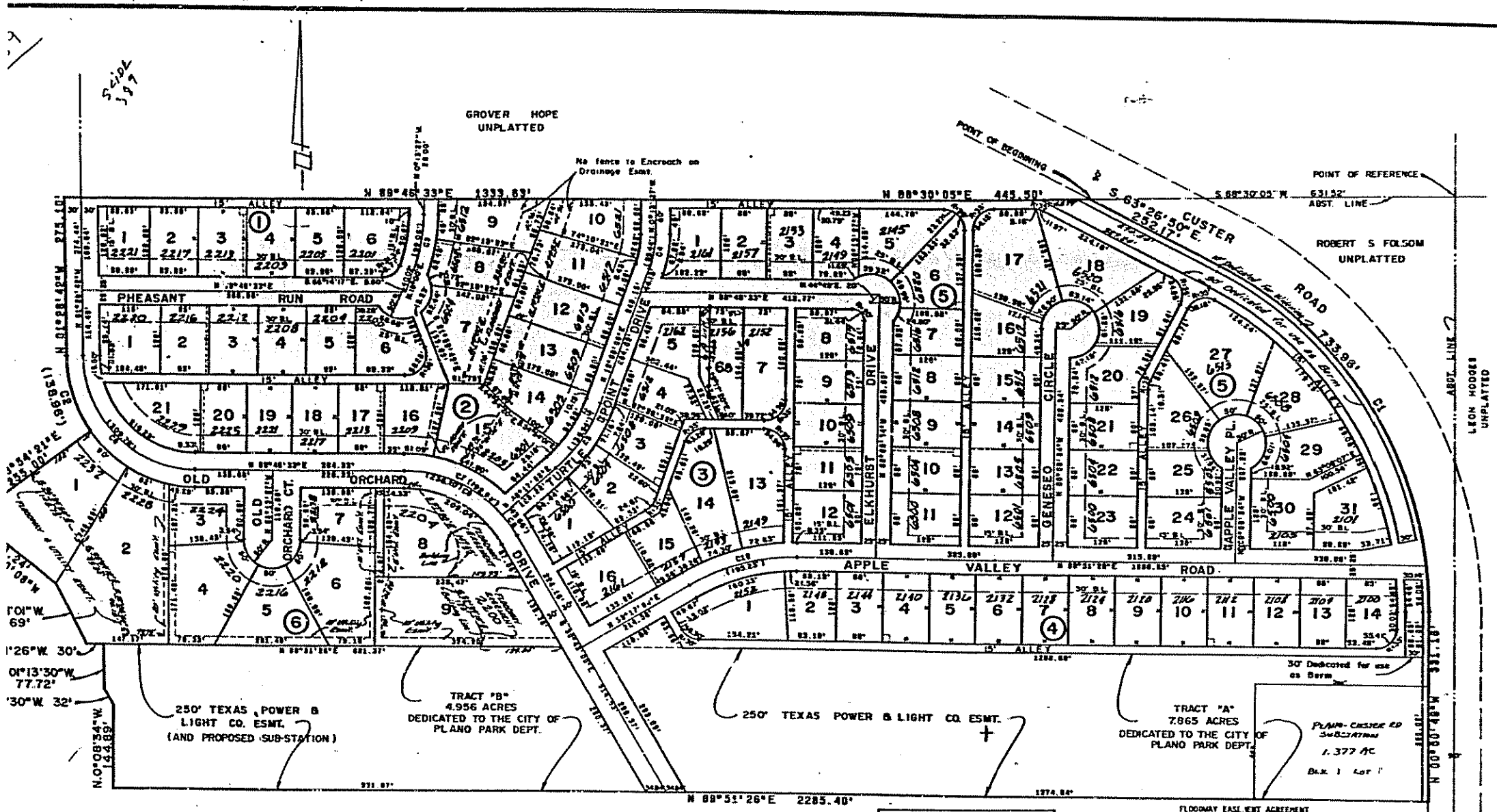


NOTE: MIN. FIN. FLR. OF LOTS BACKING CREEK AS FOLLOWS:		
LOT	BLOCK	ELEVATION
7	2	680.0
8	2	680.5
9	2	681.0
10	2	681.5
11	2	682.5
12	2	680.0
13	2	679.5
14	2	678.5
15	2	678.0
16	2	678.0
1	6	679.0
2	6	678.0
4	6	677.5
5	6	677.0
6	6	676.5
8	6	676.0
9	6	675.0

CURVE DATA

	CHORD BEARING	CHORD DISTANCE	RADIUS	CENTRAL ANGLE	ARC	TAN
1	S 89° 08' 10"E	637.99'	673.77'	62° 38' 09"	7[illegible].96'	408.46'
2	N 89° 33' 27"E	136.60'	345.34'	23° 15' 22"	138.86'	70.37'
3	N 89° 33' 27"E	48.60'	345.34'	8° 03' 57"	48.98'	24.50'
4	S 89° 16' 08"E	135.24'	345.34'	22° 31' 09"	135.62'	68.57'
5	S 89° 16' 08"E	48.60'	345.34'	8° 03' 57"	48.42'	24.30'
6	N 89° 33' 27"E	214.32'	300.00'	40° 55' 45"	214.28'	112.00'
7	N 89° 33' 27"E	214.32'	300.00'	40° 55' 45"	214.28'	112.00'
8	N 89° 33' 27"E	48.60'	345.34'	8° 03' 57"	48.42'	24.30'
9	S 89° 16' 08"E	135.24'	345.34'	22° 31' 09"	135.62'	68.57'
10	N 89° 34' 15"E	192.92'	325.84'	34° 32' 52"	195.53'	100.00'

FLOODWAY EASEMENT AGREEMENT

This plat is approved by the City Engineer of the City of Plano and accepted by the Owner, subject to the following conditions which shall be binding upon the Owner, his heirs, grantees, successors and assigns:

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, walkway or other structure within the natural drainage channels, as hereinafter defined in Blocks 2 and 6, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City of Plano to erect any type of drainage structure in oder to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City of Plano shall have the right to enter upon the floodway easement at any point, or points, to erect, construct and maintain any drainage facility deemed necessary for drainage purpose. Each property owner shall keep the natural drainage channels traversing or adjacent to his property clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Plano shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur.

The drainage channel crossing the property is shown by the Floodway Easement line as shown on the plat.

Building areas outside the Floodway Easement line should be filled to the minimum elevation shown on the plat.

Witness my hand this the _____ day of _____, 1975.

_____
City Engineer

REVISED

FINAL PLAT

HUNTERS GLEN THREE

AN ADDITION TO THE CITY OF PLANO, TEXAS

OUT OF THE A. HARRINGTON SURVEY ABST. 420

COLLIN COUNTY, TEXAS

ROBERT S. FOLSOM INVESTMENTS, INC.

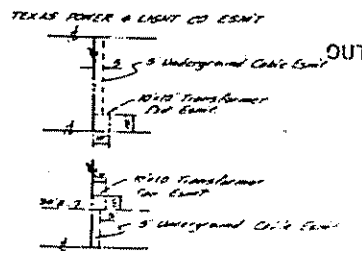
4000 SPRING VALLEY ROAD

DALLAS, TEXAS

THREADGILL-DOWDEY & ASSOCIATES

CONSULTING ENGINEERS

DALLAS, TEXAS



OWNERS CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, ROBERT S. FOLSOM INVESTMENTS, INC., a Texas Corporation, is the owner of a tract of land situated in the A. Harrington Survey, Abstract No. 420, Collin County, Texas and being part of the City of Plano, and being more particularly described as follows:

Beginning at a point in the southwest line of Custer Road (90' ROW) at its intersection with the north line of said A. Harrington Survey, Abstract No. 420; said point bearing S. 62° 33' 05" W., 631.52 feet from the northeast corner of said A. Harrington Survey, Abstract No. 420;

THENCE S. 63° 26' 50" E., 252.17 feet along the southwest line of Custer Road to the point of beginning of a curve to the right, having a central angle of 62° 36' 00" and a radius of 671.77 feet;

THENCE along said curve, 733.96 feet to the end of said curve;

THENCE S. 00° 50' 49" E., 331.16 feet continuing along the west line of said Custer Road to a point for a corner;

THENCE S. 89° 51' 26" W., 2285.40 feet to a point for a corner;

THENCE N. 0° 08' 34" W., 144.89 feet to a point for a corner;

THENCE N. 31° 13' 30" W., 32.00 feet to a point for a corner;

THENCE S. 01° 13' 30" W., 77.72 feet to a point for a corner;

THENCE S. 89° 51' 26" W., 30.00 feet to a point for a corner;

THENCE N. 23° 01' 01" W., 117.69 feet to a point for a corner;

THENCE N. 51° 53' 03" W., 105.24 feet to a point for a corner;

THENCE N. 53° 54' 21" E., 255.00 feet to the point of beginning of a curve running in a northeasterly direction, having a central angle of 34° 36' 05" and a radius of 230.00 feet and a tangent bearing of N. 36° 05' 39" W.;

THENCE along said curve, 138.96 feet to the end of said curve;

THENCE N. 1° 28' 42" W., 275.10 feet to a point in the north line of said Harrington Survey, Abstract No. 420;

THENCE N. 89° 46' 33" E., 1333.63 feet along said A. Harrington Survey, Abstract No. 420 to a point for a corner;

THENCE N. 00° 30' 05" E., 445.50 feet to the point of beginning and containing 53.165 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ROBERT S. FOLSOM INVESTMENTS, INC., acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as HUNTERS GLEN THREE REVISED, an Addition to the City of Plano, Texas, and does hereby dedicate to the public use forever the streets, alleys and public use areas shown thereon. The easements, as shown are hereby reserved for the purposes as indicated. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the Utility Easements as shown. Said Utility Easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, shrubs, trees, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on said Easements and all public utilities shall at all times have the full right of ingress and egress to or from and upon said Easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Plano, Texas.

Witness our hands at Dallas, Texas, this the 29th day of December, 1975.

ATTEST:

Eunice Bieton
EUNICE BIETON, ASSISTANT SECRETARY

ROBERT S. FOLSOM INVESTMENTS, INC.

DENNY HOLMAN, SENIOR VICE-PRESIDENT

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned, a Notary Public in and for Dallas County, Texas, on this day personally appeared DENNY HOLMAN, SENIOR VICE-PRESIDENT of ROBERT S. FOLSOM INVESTMENTS, INC., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said ROBERT S. FOLSOM INVESTMENTS, INC., a Texas Corporation, and that he executed the same the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the 29th day of December, 1975.

Lucille Dittmar
Notary Public in and for Dallas County, Texas

ENGINEER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS: That I, J. E. THREADGILL, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown were properly placed under my supervision in accordance with the platting rules and regulations of the City of Plano, Texas.

J. E. THREADGILL
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned, a Notary Public in and for Dallas County, Texas, on this day personally appeared J. E. THREADGILL, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the 29th day of December, 1975.

Lucille Dittmar
Notary Public in and for Dallas County, Texas

CERTIFICATE OF APPROVAL

APPROVED this 8th day of December A. D., 1975 by the City Council of Plano, Texas.

_____
MAYOR

_____
CITY SECRETARY

_____
CHAIRMAN, PLANO PLAN COMMISSION